

## Industrial space

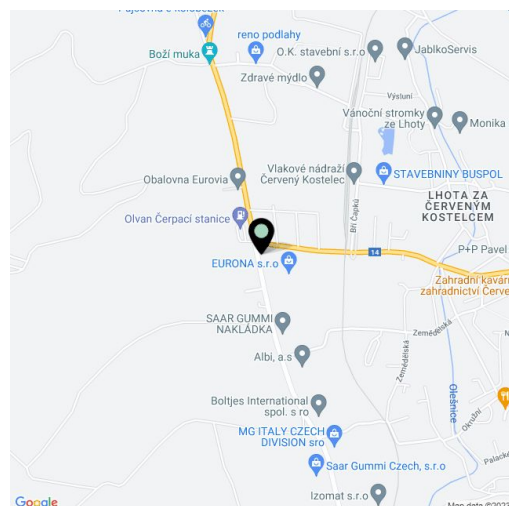
Ask for price

4 465 m<sup>2</sup>, Náchod, Červený Kostelec



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Total area	4 465 m <sup>2</sup>
Available area for rent	4 465 m <sup>2</sup>
Office area	1 067 m <sup>2</sup>
Ceiling height	6.7 m
Floor loading capacity	10 t/m <sup>2</sup>
Column grid structure	—
Structure	Reinforced concrete structure
PENB	G
Reference number	103431



**3,398 m<sup>2</sup>** of new warehouse, industrial and **1,067 m<sup>2</sup>** (532 m<sup>2</sup> - ground floor, 544 m<sup>2</sup> - 1st floor) of office space for lease, including social facilities, in an industrial area in the western part of the town of Červený Kostelec. The hall will be divided into 3 separately leasable sections. The individual sections are accessible via a ramp with hydraulic bridges (each section has one ramp) and then by side entrances from the floor level.

#### Location:

The park is located near the town of Náchod and 20 km from the planned D11 motorway. The complex is part of an industrial zone located outside the city. Excellent accessibility for employees by train and bus.

#### Facilities and services:

- Utilities - sewerage, water supply, electricity (there is a local distribution system), gas
- Sufficient capacity of the electricity network and internal gas pipeline
- The premises are fully fenced and guarded
- The site is accessible 24/7 including truck traffic
- Outdoor handling areas for unloading and loading
- Sufficient capacity of the electricity network and the on-site gas pipeline
- Clear height 6,7 m<sup>2</sup>
- Floor load capacity 10 t/m<sup>2</sup>
- 3 ramps with hydraulic bridges
- 2 entrances from floor level

**Available from 12/2025.**

The tenant does not pay commission.



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